



Great Daux Farmhouse | Daux Road | Billingshurst | RH14 9SJ





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£625,000 GUIDE PRICE.

Attractive period cottage, within walking distance of train station, shops, schools and footpaths, with immense charm. Within the grounds, a brick built store room that has its origins as an original Piggery and to one corner of the garden is detached workshop with character elevations beneath a pitched roof. The property has been well maintained with most of the roof being replaced with handmade tiles, and the colour washed stone and timber elevations with tile hung gable, enhance the appearance of this beautiful cottage. The main door to the cottage is found to the side which leads to a generous hall with a cloakroom at the far end. The living room is a tremendous feature having a double aspect with leaded light windows, Inglenook fireplace and a wealth of exposed beams. The kitchen has direct access to a walled patio and garden beyond. A turning staircase leads to the first floor landing which gives access to three good sized bedrooms, all featuring some exposed timbers and leaded light windows. The bathroom has a dated suite. To the front of the property is a car port with plenty of options to enhance the parking, subject to any usual planning consents.

Hall

Part vaulted ceiling, exposed timbers, leaded light windows, radiator, gas fired boiler.

Cloakroom

WC, wash hand basin with storage under.

Living Room

A large character room with triple aspect and a wealth of leaded light windows. The living area has hardwood herringbone flooring, a large Inglenook fireplace with solid bressummer, radiator and a wealth of exposed timbers. There is a separate dining area with hardwood floor, two radiators, leaded light windows and exposed timbers.

Kitchen

Double aspect with leaded light windows, part vaulted ceiling, comprising: stainless steel sink unit with base cupboards under, integrated dishwasher and fitted washing machine, further matching worksurface with inset four ring gas hob and integrated oven below, base cupboard and drawers, further worksurface with space for fridge and separate freezer below, further base unit and several eye-level units above, larder, two radiators, tiled floor, stable door to outside.

Landing

Approached via a turning

staircase the landing is split-level with a shelved linen cupboard.

Bedroom One

Double aspect, leaded light windows, two radiators, some exposed timbers, fitted wardrobes.

Bedroom Two

Leaded light windows, part vaulted ceiling, exposed timbers, radiator.

Bedroom Three

Exposed timbers, radiator, fitted wardrobe.

Bathroom

Part tiled walls, an avocado suite comprising: panelled bath with twin hand grips, mixer tap and hand held shower attachment, large mirror to side, pedestal wash hand basin with mirror over and shaver point, w.c., double glazed skylight window, radiator, heated towel rail.

Outside

The property is one of a pair of semi-detached Grade II listed cottages situated in a tucked away location and approached via a gravel drive which both properties have access over. This leads to:

Car Port

Of predominantly brick

construction with a pitched and tiled roof.

Grounds

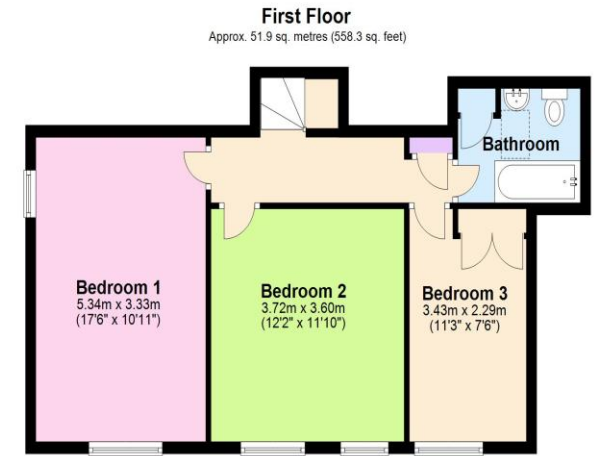
The wonderful gardens encompass three sides of the cottage with a good sized front garden having a deep brick retaining wall to the front. There is a wide path passing along the side of the property leading to the front door. A large expanse of lawn has towards its front a meandering stream with Willow tree just beyond. The lawn leads to the rear of the cottage where there is a small meandering path leading to the rear boundary. The path continues along the side of the cottage and leads to a good sized terrace with brick and rendered retaining wall.

Period Workshop

This substantial addition to the property, has many period features that completely match the main cottage. A vaulted ceiling, concrete slab floor with brick walls to half height and timber cladding, power and light, work bench, numerous shelves, and double doors at its rear.

Council Tax Band = D.





Total area: approx. 126.5 sq. metres (1361.9 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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Managing Director:
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

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